

3 The Copse, Cranleigh, Surrey

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A striking family home in a quiet and private position close to the edge of the village.

## Summary of accommodation

### Main House

Entrance hall | Drawing room | Living/dining room | Family room | Study  
Kitchen | Utility room | Cloak rooms

Principal bedroom suite, dressing area and bath/shower room  
Four further bedrooms | Family bath/shower room  
Two further shower rooms (one ensuite)

**Garden and grounds** - Linked garage | Summer house  
Garden and grounds | Parking

## Distances

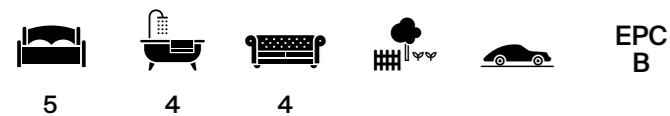
Cranleigh Village Centre 1.1 miles, Guildford 10.4 miles

**Trains:** Guildford 10 miles (London Waterloo from 35 minutes), Shalford 7.7 miles (London Waterloo from 44 mins)

**Roads:** A3 (Clay Lane) 11.7 miles, M25 (Wisley junction 10) 16.1 miles

**Airports:** London Heathrow 30.1 miles, London Gatwick 19.4 miles

(Distances and times approximate)



## Location

The property occupies a superb position on the edge of Cranleigh which is a flourishing village and offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants and public houses. Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with the mainline station in Guildford to the northwest connecting with London Waterloo. Access to the motorway networks is obtained via the A281 and A3, giving access to London, Heathrow and Gatwick.

Schools in the area include Cranleigh, St Catherine's in Bramley, Duke of Kent on Ewhurst, Belmont Preparatory School in Holmbury St Mary, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.



### 3 The Copse

A modern family home with some superb architectural attributes, delightful and well-lit internal spaces with a practical as well as an impressive layout.

On the ground floor a generous hall with ample storage gives access to the family room and the impressive drawing room, beyond which is the study and both the kitchen and the living/dining room. This amazing space enjoys the benefit of a massive double height bay window which floods this part of the house with light. From this area approached via a wide arch is the well-appointed bespoke kitchen. To the rear a door leads to the utility room, gardeners cloak room the double garage beyond.

On the first floor approached via a mezzanine landing overlooking the living room area and double height bay window, is the sizable principal bedroom with dressing area and bath/shower room. In addition, there are two further bedrooms on this floor, one having an ensuite shower room as well as a family bath/shower room.

From the landing stairs lead up to the second floor where there are two well-proportioned bedrooms and a further shower room.





## Garden and Grounds

To the rear of the house is the private and secluded principal garden with a massive terrace, retaining wall and well planted bed beyond which is the sweeping lawn and summer house. This garden is surrounded by mature hedges.

To the front of the house is a substantial paved parking and turning area. A walkway to one side of the garage leads to a working area of the garden and greenhouse.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, drainage and gas central heating. There is electric under floor heating in the kitchen, utility room and the bathrooms. There is feature lighting throughout the garden.

**Local Authority & Council Tax Band:** Waverley Borough Council – 01483 523333.  
Band G

**Energy Performance Certificate Rating:** Band B

## Directions (Postcode: GU6 7NU)

From the centre of Cranleigh at the War Memorial head east towards Ewhurst on the B2127 for approximately 0.3 mile, then turn right into Woodland Avenue. At the far end of Woodland Avenue, at the T junction, turn left into The Ridgeway. Follow this road for about 0.2 miles and then turn left into The Copse, No.3 will be found at the end of the lane on the right.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



### Approximate Gross Internal Floor Area

3495 sq ft / 324.7 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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